

Miami Beach Redevelopment Agency

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

March 8, 2006

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jerry Libbin
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Assistant Director Tim Hemstreet
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. OLD BUSINESS

- A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency's City Center District & South Pointe (Pre-Termination Carry Forward Balances) For The Month Of January 2006. (Page 635)
(Finance Department)

2. NEW BUSINESS

- A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Authorizing The Chairman And Secretary To Execute Quit Claim Deeds From The RDA, As Grantor, To The City Of Miami Beach, As Grantee, For The Following RDA-Owned Properties: A) Condominium No. CU-2, Of The Courts At South Beach, Located At 131 Alton Road, The South Shore Branch Library; And B) The Municipal Surface Parking Lot, Located At 224 23rd Street. (Page 675)
(Redevelopment Agency)
- B A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency Approving The One (1) Year Renewal Option To The Management And Leasing Agreement With The Miami Beach Community Development Corporation (MBCDC), In Association With Felenstein Koniver Stern Realty Group (FKS), For The Management And Leasing Of The Retail Component Of The Anchor Shops And Parking Garage, In Accordance With Section 9.1 Of The Agreement; Said Renewal Term Commencing On May 1, 2006, And Ending On April 30, 2007. (Page 678)
(Redevelopment Agency)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.

Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.

The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).

4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

**2006 Schedule of City of Miami Beach
City Commission and Redevelopment Agency (RDA) Meetings**

Meetings begin at 9:00 a.m. and are held in the City Commission Chambers, 3rd Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida.

CITY COMMISSION MEETINGS

January 11 (Wednesday)

February 8 (Wednesday)

March 8 (Wednesday)

April 11 (Tuesday)

May 10 (Wednesday)

June 7 (Wednesday)

July 12 (Wednesday)

August - City Commission in Recess

September 6 (Wednesday)

October 11 (Wednesday)

November 8 (Wednesday)

December 6 (Wednesday)

ALTERNATE MEETINGS

January 18 (Wednesday)

February 15 (Wednesday)

March 15 (Wednesday)

April 18 (Tuesday)

May 17 (Wednesday)

July 26 (Wednesday)

October 18 (Wednesday)

November 15 (Wednesday)

December 13 (Wednesday)

The "alternate" City Commission meeting date have been reserved to give the Mayor and City Commission the flexibility to carry over a Commission Agenda item(s) to the "alternate" meeting date, if necessary. Any Agenda item(s) carried over will be posted on the City's website, aired on Government Channel 20, or you may call the City Clerk's office at 305-673-7411.

Dr. Stanley Sutnick Citizens' Forum will be held during the first Commission meeting each month. The Forum will be split into two (2) sessions, 1:30 p.m. and 5:30 p.m. Approximately thirty (30) minutes will be allocated per session for each of the subjects to be considered, with individuals being limited to no more than three (3) minutes. No appointment or advance notification is needed in order to speak to the Commission during this Forum.

**REPORT OF THE ITEMIZED REVENUES AND
EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY'S
CITY CENTER DISTRICT
&
SOUTH POINTE
(PRE-TERMINATION CARRY FORWARD BALANCES)
FOR THE MONTH OF
JANUARY 2006**

Agenda Item 1A
Date 03-8-06



REDEVELOPMENT AGENCY MEMORANUM

TO: Chairman and Members of the
Miami Beach Redevelopment Agency

FROM: Jorge M. Gonzalez, Executive Director

DATE: March 8, 2006

SUBJECT: Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency's City Center District And The South Pointe (Pre-Termination Carry Forward Balances) For the Four Months Ended January 31, 2006.

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

As of September 30, 2005, the South Pointe Redevelopment District ceased to be a redevelopment area within the Miami Beach Redevelopment Agency's jurisdiction. At that point, the City of Miami Beach assumed the responsibilities for the South Pointe Area. This report will continue to summarize the capital expenditures incurred for the South Pointe construction projects that have been appropriated as of September 30, 2005 and that are being paid from the remaining RDA South Pointe TIF balance.

The attached material includes the following:


Section A – South Pointe (Pre-Termination Carry Forward Balances)

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2005 and the Four Months Ended January 31, 2006
- Check and Wire Transfer Register Sorted by Project and Type of Expenditure for the Four Months Ended January 31, 2006

- Narrative of Major Projects Planned and/or Underway

Section B – City Center District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2005 and the Four Months Ended January 31, 2006
- Check and Wire Transfer Register Sorted by Project and Type of Expenditure for the Four Months Ended January 31, 2006
- Narrative of Major Projects Planned and/or Underway

JMG:PDW:jmg


SOUTH POINTE
(PRE-TERMINATION CARRY FORWARD BALANCES)

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JANUARY 31, 2006



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANUM

TO: Jorge M. Gonzalez, City Manager

FROM: Patricia D. Walker, Chief Financial Officer

DATE: March 8, 2006

SUBJECT: South Pointe Financial Information For The Four Months Ended January 31, 2006

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. As of September 30, 2005, the South Pointe Redevelopment District ceased to be a redevelopment area within the Miami Beach Redevelopment Agency's jurisdiction. However, this report will continue to summarize the capital expenditures incurred for the South Pointe construction projects that have been appropriated as of September 30, 2005 and that are being paid from the remaining RDA South Pointe TIF balance (pre-termination carry forward balances). The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material reflects that during the period from October 1, 1987 through January 31, 2006 approximately \$115,936,000 of revenues were received in the South Pointe Area.

The primary sources of these revenues included approximately:

- \$ 94,048,000 - Incremental Ad Valorem tax;
- \$ 6,860,000 - Bond proceeds;
- \$ 5,188,000 - Land sale;
- \$ 4,379,000 - Interest income;
- \$ 3,170,000 - Rental income;
- \$ 1,000,000 - Loan from the City of Miami Beach;
- \$ 350,000 - State Grant; and
- \$ 941,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$116,978,000.

On the expenditure side, approximately \$79,035,000 has been expended from October 1, 1987 through January 31, 2006.

These approximate expenditures were primarily made in the following areas:

- \$ 16,378,000 - Cobb/Courts Project;
- \$ 14,028,000 - Debt Service Payments;
- \$ 12,197,000 - Portofino Project;
- \$ 10,971,000 - South Pointe Streetscape/Park;
- \$ 7,218,000 - Administrative Costs;
- \$ 6,447,000 - SSDI Project;
- \$ 5,884,000 - Marina Project;
- \$ 2,035,000 - Community Policing;
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements; and
- \$ 2,832,000 - Other Project Costs.

The cash balance as of January 31, 2006 is approximately \$37,943,000. This balance consisted of the following amounts:

\$ 37,943,000 – Cash and Investment balance.

JMG:PDW:jgk

**SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
JANUARY 31, 2006**

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2006 (through January 31, 2006)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 39,512,462	
REVENUE			
- Tax increment - City	55,162,212	-	\$ 55,162,212
- Tax increment - County	37,562,671	-	37,562,671
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	1,296,759	-	1,296,759
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	3,169,547	-	3,169,547
- Interest income	3,958,522	420,409	4,378,931
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	209,358	-	209,358
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	121,531	-	121,531
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	129,520	-	129,520
Total Revenues	<u>115,515,417</u>	<u>420,409</u>	<u>\$ 115,935,826</u>

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2006 (through January 31, 2006)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
EXPENDITURES			
<u>PROJECTS</u>			
Cobb/Courts	(16,374,524)	(3,973)	(16,378,497)
Marina	(5,883,197)	(965)	(5,884,162)
Portofino	(11,992,531)	(204,860)	(12,197,391)
South Pointe Streetscape	(10,421,137)	(549,410)	(10,970,547)
SSDI	(6,446,941)	-	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(490,838)	(914,459)	(1,405,297)
Washington Ave Surface Lot	(79,314.00)	-	(79,314)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(137,955)	(11,963)	(149,918)
Victory/Community Gardens	(170,568)	-	(170,568)
Washington Park	(24,941)	-	(24,941)
Water/Sewer Pump Station Upgrade	(48,526)	-	(48,526)
Flamingo S. Bid A R.O.W.	(219,556)	(23,756)	(243,312)
Potamkin Project	(7,200)	(6,500)	(13,700)
Lummus Park	(103,916)	-	(103,916)
Wayfinding Projcet	-	(795)	(795)
Miscellaneous	(60,132)	-	(60,132)
Total Projects	(52,992,001)	(1,716,681)	(54,708,682)
<u>ADMINISTRATIVE</u>	(7,149,576)	(68,445)	(7,218,021)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(14,028,441)	-	(14,028,441)

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2006 (through January 31, 2006)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
<u>MISCELLANEOUS</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	<u>(1,044,733)</u>	<u>-</u>	<u>(1,044,733)</u>
<u>COMMUNITY POLICING</u>	<u>(1,829,934)</u>	<u>(205,152)</u>	<u>(2,035,086)</u>
TOTAL EXPENDITURES	<u>(77,044,685)</u>	<u>(1,990,278)</u>	<u>\$ (79,034,963)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 39,512,462</u>	<u>\$ 37,942,593</u>	

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2006 (through January 31, 2006)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 39,512,462	
REVENUE			
- Tax increment - City	55,162,212	-	\$ 55,162,212
- Tax increment - County	37,562,671	-	37,562,671
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- Interest income	3,958,522	420,409	4,378,931
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	5,000	-	5,000
- St. sales tax (receipt - income for pmt. to St)	209,358	-	209,358
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
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- Payment received from Greenberg T. for CMB	23,500	-	23,500
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- Other (void ck; IRS refund; Am. Bonding)	129,520	-	129,520
Total Revenues	<u>115,515,417</u>	<u>420,409</u>	<u>\$ 115,935,826</u>

RDA - South Pointe Pre-Termination Balances
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2006 (through January 31, 2006)

	RDA-South Pointe Prior Years	RDA-South Pointe Pre-Termination Balances Carry Forward FY 2006	Total Rev./Expend.
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(7,280,331)	(31,668)	(7,311,999)
Professional services	(6,350,126)	(1,666,537)	(8,016,663)
Construction	(14,128,650)	-	(14,128,650)
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(2,017,803)	-	(2,017,803)
Lease agreements	(6,863,371)	-	(6,863,371)
Miscellaneous	(2,927,846)	(5,733)	(2,933,579)
Property Taxes	(389,260)	-	(389,260)
Common Area Maintenance	(18,757.00)	(12,743)	(31,500)
Administration	(7,149,576)	(68,445)	(7,218,021)
Debt Service/loan repayment	(14,028,441)	-	(14,028,441)
Refund of Cash Bond	(242,000)	-	(242,000)
Miscellaneous Project Costs	(2,103,968)	-	(2,103,968)
Community Policing	(1,829,934)	(205,152)	(2,035,086)
	<u>(77,044,685)</u>	<u>(1,990,278)</u>	<u>\$ (79,034,963)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 39,512,462</u>	<u>\$ 37,942,593</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
JANUARY 31, 2006**

RDA - South Pointe Pre-Termination
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6659	11/14/05	***Void***	0.00		Administration
6670	12/01/05	***Void***	0.00		Administration
6683	12/19/05	***Void***	0.00		Administration
6697	01/18/06	***Void***	0.00		Administration
			<u>0.00</u>		
6649	10/14/05	Appraisal First, Inc.	2,000.00	Appraisal Fees	Administration
6654	11/02/05	MBIA-Municipal Investors,Service Corporation	1,247.76	Advisory Services	Administration
6674	12/06/05	MBIA-Municipal Investors,Service Corporation	1,290.28	Advisory Services	Administration
6693	01/05/06	MBIA-Municipal Investors,Service Corporation	1,291.88	Advisory Services	Administration
			<u>5,829.92</u>		
6640	10/07/05	Office Depot	58.77	Office Supplies	Administration
			<u>58.77</u>		
Wire	10/19/05	Florida Department of Revenue	682.50	Sales Tax	
			<u>682.50</u>		
TOTAL ADMINISTRATION			6,571.19		
6681	12/15/05	City of Miami Beach	6,210.00	Correction to Fiscal Year 05 Adm Fee (Interlocal)	Interlocal Agree Adm Fees
			<u>6,210.00</u>		
TOTAL INTERLOCAL AGREEMENT ADM. FEES			6,210.00		
Wire	12/09/05	Fiduciary Trust International	55,664.11	Accrued interest on investments purchased	Accrued Invest. Interest
			<u>55,664.11</u>		
TOTAL ACCRUED INVESTMENT INTEREST			55,664.11		
6641	10/07/05	RMVW Enterprises, Inc.	1,344.00	School Resource Liaison	Community Policing
6643	10/07/05	Internal Intelligence Service	8,331.13	Security Service	Community Policing
6646	10/12/05	Internal Intelligence Service	9,270.77	Security Service	Community Policing
6647	10/14/05	City of Miami Beach	7,815.27	Reimb.CMB - Visa	Community Policing
6648	10/14/05	City of Miami Beach	116.87	Reimb.CMB - Visa	Community Policing
6651	10/20/05	Motorola Inc.	11,678.67	Portable Astro Digital XTS 3000	Community Policing
6655	11/02/05	Positive Promotions	1,111.62	Halloween Safety EconomyValue Pack	Community Policing
6657	11/04/05	Internal Intelligence Service	2,489.76	Security Service	Community Policing
6661	11/15/05	National Self-Defense Institute	1,225.00	Special Training	Community Policing
6662	11/15/05	Internal Intelligence Service	1,340.64	Security Service	Community Policing
6664	11/16/05	City of Miami Beach	1,219.87	Reimb.CMB - Visa	Community Policing
6672	12/02/05	Michael McBride	74.89	Reimb.To PSS for Books	Community Policing
6678	12/09/05	Florida Graffiti Control Inc.	1,050.00	Graffiti Removal	Community Policing
6684	12/21/05	City of Miami Beach	50,000.00	Reimb.Sanitation FY 2005	Community Policing
6686	12/27/05	City of Miami Beach	95,807.78	Pension FY 2005	Community Policing
6686	12/27/05	City of Miami Beach	12,080.20	Communications-Phones FY 2005	Community Policing
6692	01/05/06	Cleaning Systems Inc.	195.00	September 2005 Services	Community Policing
			<u>205,151.27</u>		
TOTAL COMMUNITY POLICING			205,151.27		
6637	10/07/05	FPL	964.85	Utilities - Parking Garages	Marina
			<u>964.85</u>		
TOTAL MARINA			964.85		
6656	11/02/05	Jorden Burt LLP	1,974.56	Legal Services	Portofino
6668	11/17/05	Squire,Sanders & Dempsey	10,050.00	Legal Fees	Portofino
			<u>12,024.56</u>		
6639	10/07/05	Murano At Portofino Condo Assoc.	6,364.69	Utilities Dec.04-Sept.05	Portofino
6642	10/07/05	The Yacht Club At Portofino Condo Assoc.	4,866.36	Utilities Oct.04-Sept.05	Portofino
6673	12/05/05	Murano At Portofino Condo Assoc.	1,511.85	CAM 07/11/05-09/30/05	Portofino
6688	12/28/05	Murano Three, LTD	180,092.45	Alton Road Improvements (3rd-5th Street)	Portofino
			<u>192,835.35</u>		
TOTAL PORTOFINO			204,859.91		

RDA - South Pointe Pre-Termination
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6650	10/14/05	Siegfried,Rivera,Lerner DeLaTorre & Sobel P.A.	17,320.68	Legal Fees	S. Pointe Streetscape
6658	11/09/05	Hazen And Sawyer, PC	2,321.88	Support Services	S. Pointe Streetscape
			<u>19,642.56</u>		
6644	10/10/05	Hazen and Sawyer, PC.	75,654.76	Professional Serv. Ph.1-5	S. Pointe Streetscape
6652	10/20/05	Wolfberg Alvarez & Partners	21,334.76	Professional Service Ph. 2	S. Pointe Streetscape
6663	11/15/05	Chen and Associates	76,214.82	Professional Services Ph. 3-5	S. Pointe Streetscape
6676	12/06/05	Hazen and Sawyer, PC.	38,815.25	Professional Services Ph. 1-5	S. Pointe Streetscape
6677	12/09/05	Federal Express Corp	529.72	Courier of litigation documents	S. Pointe Streetscape
6685	12/27/05	Chen and Associates	26,630.26	Professional Services Ph. 3-5	S. Pointe Streetscape
6696	01/18/06	Hazen and Sawyer, PC.	45,113.20	Professional Services Ph. 1-5	S. Pointe Streetscape
			<u>284,292.77</u>		
TOTAL S. POINTE STREETSCAPE			303,935.33		
6645	10/12/05	Hargreaves & Associates	31,160.96	Professional Services	S. Pointe Park
6669	11/30/05	Hargreaves & Associates	1,699.20	Professional Services	S. Pointe Park
6671	12/01/05	Hargreaves & Associates	41,855.56	Professional Services	S. Pointe Park
6682	12/19/05	Hargreaves & Associates	49,207.24	Professional Services	S. Pointe Park
6695	01/17/06	Hargreaves & Associates	121,551.93	Professional Services	S. Pointe Park
			<u>245,474.89</u>		
TOTAL S. POINTE PARK			245,474.89		
6644	10/10/05	Hazen & Sawyer, P.C.	608.00	Professional Services	Washington Avenue
6665	11/16/05	Ric-Man International Inc.	913,851.00	Professional Services	Washington Avenue
			<u>914,459.00</u>		
TOTAL WASHINGTON AVENUE			914,459.00		
6638	10/07/05	Internal Intelligence Service	790.02	Security Services	Alaska Baywalk
6653	10/21/05	Internal Intelligence Service	610.47	Security Services	Alaska Baywalk
6667	11/17/05	Internal Intelligence Service	2,426.92	Security Services	Alaska Baywalk
6680	12/12/05	Internal Intelligence Service	3,061.33	Security Services	Alaska Baywalk
6687	12/27/05	Internal Intelligence Service	831.92	Security Services	Alaska Baywalk
6691	01/05/06	Internal Intelligence Service	837.90	Security Services	Alaska Baywalk
6694	01/10/06	Internal Intelligence Service	1,675.80	Security Services	Alaska Baywalk
			<u>10,234.36</u>		
6666	11/17/05	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6679	12/12/05	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6689	12/30/05	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6699	01/27/06	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
			<u>1,728.00</u>		
TOTAL ALASKA BAYWALK			11,962.36		
6676	12/06/05	Hazen and Sawyer, PC	2,333.83	Professional Services	Flamingo S. Bid A/ROW
6696	01/18/06	Hazen and Sawyer, PC	3,808.86	Professional Services	Flamingo S. Bid A/ROW
6698	01/26/06	Hazen and Sawyer, PC	17,612.92	Professional Services	Flamingo S. Bid A/ROW
			<u>23,755.61</u>		
TOTAL FLAMINGO S. BID A/R.O.W.			23,755.61		
6675	12/06/05	Gablesigns and Graphic Inc.	795.18	Historic Marker	Citywide Wayfinding
			<u>795.18</u>		
TOTAL CITYWIDE WAYFINDING PROJECT			795.18		
6660	11/14/05	The Courts At South Beach	3,973.44	Monthly Maint. Fees-Nov.and Dec. 2005	South Shore Library
			<u>3,973.44</u>		
TOTAL SOUTH SHORE LIBRARY			3,973.44		

RDA - South Pointe Pre-Termination
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6690	12/30/05	HDR Engineering	<u>6,500.00</u>	Professional Services	5th & Alton Transit Ctr.
			<u>6,500.00</u>		
		TOTAL 5TH & ALTON TRANSIT CENTER	6,500.00		
		REPORT TOTAL	<u>\$ 1,990,277.14</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

SOUTH POINTE PROJECTS (Planned and/or Underway)

Project

Status - as of 02/28/06

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, housing approximately 555 units, is substantially complete. Murano Grande obtained its TCO on April 29, 2003, and ICON on May 26, 2005.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

South Pointe Streetscape Improvements Phase I

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002.

Phase II

On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 60% completion, however value engineering options are being implemented and a revised 60% set of plans are due in January 2006. Phase II construction is expected to begin in late 2006, early 2007 and will require approximately 16 months to complete.

Phase III, IV & V

An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004. An agreement was reached and was approved at the City Commission for contract award on May 18, 2005. The kick

Project

Status - as of 02/28/06

Phase III, IV & V, continued

off meeting with Chen and Associates and City Departments was held on June 10, 2005. The first and second site reconnaissance meetings were held on June 17, 2005 and June 30, 2005, respectively. A Community Design Meeting (CDRM) was held on November 28, 2005. Chen and Associates has prepared a BODR which is scheduled to be presented at the GO Bond Oversight meeting on April 10, 2006, and the City Commission meeting on April 11, 2006

Total CRA participation: \$27 Million

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. A new RFQ was issued on September 20, 2004. An RFQ Evaluation Committee was appointed by the City Manager and on October 29, 2004 ranked Hargreaves and Associates as the top firm. On November 10, 2004 the City Commission approved negotiations with Hargreaves. A negotiation session was held on December 16, 2004 and Commission contract award was made on January 12, 2005 and an initial NTP issued on January 18, 2005. A kick-off meeting was held on February 22, 2005 and a site visit conducted on February 24, 2005. A visioning session was held on March 10, 2005; the first Community Design workshop was held on April 7, 2005. The 2nd CDW was held on June 2, 2005. The draft Basis of Design Report (BODR) was presented to the General Obligation Bond Oversight Committee on July 11, 2005. The BODR was approved by the City Commission on July 27, 2005 and an appropriation of \$14,130,000 from the South Pointe Redevelopment Agency funds for the completion of the design and the construction of the project was made. As a result, Amendment No. 1 to Hargreaves' Agreement was executed on October 19, 2005 to include additional professional services required for project completion (Design Development, Bidding and Award, and Construction Administration services). On October 18, 2005, a schematic design approval was obtained from the Design Review Board (DRB). Hargreaves has proceeded with the design development phase of the project. Detailed design development drawings were presented at the February 7, 2006 DRB meeting and the project received full design approval from the Board

Total Project Cost: \$14.1 Million

Total CRA participation: \$14.1 Million (\$5 Million to be reimbursed by County GO Bond)

Project

Status - as of 02/28/06

Waste Water Booster Pump Station

In order to address the City's need for a waste water master booster pump station, Camp Dresser & McKee, Inc. is in the process of designing a facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment to CDM's contract was approved at the September 8, 2004 Commission Meeting, executed, and CDM given a Notice to Proceed (NTP). CDM has commenced the design process which is scheduled to be completed within ten (10) months. Construction costs are currently estimated in the range of \$11.4 to \$14.3 million. Cost savings previously contemplated for omission of the generator are not feasible as the current codes do not allow its elimination. CDW's were held on April 28, and July 28, 2005, respectively. The Community has reached a consensus on the need for the Booster Pump Station; however they requested that the Administration investigate alternate sites for its placement. A second coordination meeting was held with the Miami-Dade County Water and Sewer Department (MDWASD), on July 19, 2005, to discuss the sub-aqueous force mains planned to be installed from South Pointe to Fisher Island, and to Virginia Key. The City has requested a timeline for this work along with any request for utility easement(s) for the City's review. The City has obtained a probable cost for placing several building components below grade. The options will be presented to the community in March 2006.

The South Pointe Wastewater Master Booster Pump Station Project is being fully funded by the RDA.

Total Project Cost: TBD

Total CRA participation: TBD

CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

JANUARY 31, 2006



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer

DATE: March 8, 2006 *158*

SUBJECT: City Center Redevelopment District Financial Information
For the Four Months Ended January 31, 2006

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through January 31, 2006 approximately \$345,921,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 112,088,000 - Incremental Ad Valorem tax;
- \$ 108,779,000 - Bond proceeds;
- \$ 27,499,000 - Loews Hotel Exercise Option;
- \$ 19,608,000 - Resort tax contributions;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 12,562,000 - Royal Palm Land Sale;
- \$ 12,516,000 - Anchor Garage receipts;
- \$ 9,588,000 - Interest income;
- \$ 8,235,000 - Loews Ground Lease receipts;
- \$ 3,252,000 - Anchor Shops receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 470,000 - RDP Royal Palm Ground Lease receipts;
- \$ 402,000 - Cost of Issuance Proceeds-Series 2005; and,
- \$ 3,356,000 - From Various Sources.

On the expenditure side, approximately \$276,095,000 has been expended from October 1, 1993 through January 31, 2006.

These approximate expenditures were primarily made in the following areas:

- \$107,218,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 22,418,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,969,000 - African-American Hotel Project;
- \$ 9,920,000 - Collins Park Cultural Center;
- \$ 8,238,000 - Administrative Costs;
- \$ 8,151,000 - Colony Theater;
- \$ 8,179,000 - Anchor Garage Operations;
- \$ 4,332,000 - Beachwalk Project;
- \$ 2,659,000 - Community Policing;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 1,959,000 - Washington Avenue Streetscapes;
- \$ 1,443,000 - Lincoln Road Project;
- \$ 1,081,000 - Capital Projects Maintenance;
- \$ 695,000 - Anchor Shops Operations;
- \$ 369,000 - Cost of Issuance-Series 2005A&B
- \$ 182,000 - Movie Theater Project; and,
- \$ 4,133,000 - Other Project Costs.

The cash balance as of January 31, 2006 is approximately \$69,826,000. This balance consisted of the following amounts:

- \$ 68,828,000 - Cash and Investments Balance;
- \$ 412,000 - Fully Funded Debt Service Reserve Accounts;
- \$ 571,000 - Construction Accounts; and,
- \$ 15,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:jr 

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
JANUARY 31, 2006

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2006 (through January 31, 2006)

	Prior Years	FY 2006	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$	
		52,045,056	
REVENUE			
- Tax increment - County	39,879,032	10,562,763	\$ 50,441,795
- Tax increment - City	46,922,548	13,566,213	60,488,761
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	1,138,607	-	1,138,607
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	11,708,065	659,805	12,367,870
- Anchor Garage deposit card receipts	21,106	340	21,446
- Anchor Shops rental income	3,008,856	175,668	3,184,524
- Anchor Shops rental deposits	67,011	-	67,011
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	8,234,784	-	8,234,784
- Loew Hotel - exercise option	27,498,975	-	27,498,975
- RDP Royal Palm Ground Lease Receipts	470,222	-	470,222
- RDP Royal Palm - Sale of Land	12,562,278.00	-	12,562,278
- Interest income	8,784,768	803,429	9,588,197
- Resort tax contributions	18,902,138	706,357	19,608,495
- Cost of Issuance Proceeds-Series 2005	402,221	-	402,221
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	978,117	56,848	1,034,965
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	97,587	-	97,587
- Refund from Dept. of Mgmt Services	139,239	-	139,239
- Miscellaneous	150,441	842	151,283
TOTAL REVENUE	319,388,919	26,532,265	\$ 345,921,184
EXPENDITURES			
<u>PROJECTS</u>			
African-American Hotel	(12,968,666)	-	(12,968,666)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(1,443,063)	-	(1,443,063)
Beachwalk	(4,168,770)	(163,286)	(4,332,056)
Collins Park Cultural Center	(9,684,120)	(236,332)	(9,920,452)
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(7,697,383)	(453,663)	(8,151,046)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2006 (through January 31, 2006)

	Prior Years	FY 2006	Total Rev./Expend.
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(256,887)	-	(256,887)
10A Surface Lot-Lennox	(382,854)	-	(382,854)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(65,806)	(23,372)	(89,178)
New World Symphony	(23,870)	-	(23,870)
Washington Avenue Streetscape	(1,344,495)	(614,261)	(1,958,756)
Rotunda	(101,122)	-	(101,122)
R.O.W. Improvements	(463,226)	(177,546)	(640,772)
Flamingo (16 St. Corridor)	(4,721)	-	(4,721)
Flamingo Bid B	(12,190)	-	(12,190)
Flamingo Bid C	(4,025)	-	(4,025)
Beachfront Restrooms	(36,720)	(42,965)	(79,685)
Water & Wastewater Pump Station	(87,747)	(989,837)	(1,077,584)
Miami City Ballet	(550,000)	(15,073)	(565,073)
Wayfinding Project	-	(1,517)	(1,517)
Bass Museum	(488,175)	-	(488,175)
Total Projects	(120,136,462)	(2,717,852)	(122,854,314)
<u>CAPITAL PROJECTS MAINTENANCE</u>	-	(1,080,538)	(1,080,538)
<u>ADMINISTRATION</u>	(7,737,457)	(500,277)	(8,237,734)
<u>COST OF ISSUANCE-SERIES 2005A&B</u>	(268,397)	(100,914)	(369,311)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(106,319,196)	(3,283,750)	(109,602,946)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(22,418,132)	-	(22,418,132)
<u>ANCHOR GARAGE OPERATIONS</u>	(7,589,894)	(588,987)	(8,178,881)
<u>ANCHOR SHOPS OPERATIONS</u>	(642,727)	(51,951)	(694,678)
<u>COMMUNITY POLICING</u>	(2,231,597)	(426,937)	(2,658,534)
TOTAL EXPENDITURES	(267,343,862)	(8,751,206)	\$ (276,095,068)
ENDING CASH/INVSTMT. BALANCE	\$ 52,045,056	\$ 69,826,115	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2006 (through January 31, 2006)

	Prior Years	FY 2006	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 52,045,056	
REVENUE			
- Tax increment - County	39,879,032	10,562,763	\$ 50,441,795
- Tax increment - City	46,922,548	13,566,213	60,488,761
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- Real estate taxes refund	97,587	-	97,587
- Refund from Dept. of Mgmt Services	139,239	-	139,239
- Miscellaneous	150,441	842	151,283
TOTAL REVENUE	319,388,919	26,532,265	\$ 345,921,184
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(48,601,474)	(122,069)	(48,723,543)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(55,496)	-	(55,496)
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,770,339)	-	(2,770,339)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2006 (through January 31, 2006)

	Prior Years	FY 2006	Total Rev./Expend.
Lighting	(60,805)	-	(60,805)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(445,076)	-	(445,076)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(4,885,636)	(277,549)	(5,163,185)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(960,522)	-	(960,522)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(69,158)	-	(69,158)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(336,532)	-	(336,532)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(108,256,718)	(399,618)	(108,656,336)
- Miscellaneous Projects	(11,879,744)	(2,318,234)	(14,197,978)
Total Projects	(120,136,462)	(2,717,852)	(122,854,314)
<u>CAPITAL PROJECTS MAINTENANCE</u>	-	(1,080,538)	(1,080,538)
<u>COST OF ISSUANCE-SERIES 2005A&B</u>	(268,397)	(100,914)	(369,311)
<u>ADMINISTRATION</u>	(7,737,457)	(500,277)	(8,237,734)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(106,319,196)	(3,283,750)	(109,602,946)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(22,418,132)	-	(22,418,132)
<u>ANCHOR GARAGE OPERATIONS</u>	(7,589,894)	(588,987)	(8,178,881)
<u>ANCHOR SHOPS OPERATIONS</u>	(642,727)	(51,951)	(694,678)
<u>COMMUNITY POLICING</u>	(2,231,597)	(426,937)	(2,658,534)
TOTAL EXPENDITURES	(267,343,862)	(8,751,206)	\$ (276,095,068)
ENDING CASH/INVSTMT. BALANCE	\$ 52,045,056	\$ 69,826,115	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
JANUARY 31, 2006**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4998	01/18/06	***Void***	0.00		Administration
			<u>0.00</u>		
4910	11/15/05	Wachovia Bank NA	5,387.50	Trustee Fees 1996A&B Series	Administration
			<u>5,387.50</u>		
4930	12/02/05	Sandra Ortiz	5.00		Administration
			<u>5.00</u>		
4873	10/07/05	Office Depot	473.24	Office Supplies	Administration
			<u>473.24</u>		
4897	11/02/05	MBIA-Municipal Investors Service	2,010.88	Advisory Services-Sept. 2005	Administration
4902	11/09/05	Federal Express Corp.	49.96	Delivery Service	Administration
4917	11/17/05	First Southwest Asset. Management	5,250.00	Prof.Services/ Arbitrage	Administration
4937	12/06/05	MBIA-Municipal Investors Service	1,809.64	Advisory Services-Oct. 2005	Administration
Wire	12/30/05	City of Miami Beach	414,000.00	Annual Management Fees	Administration
4981	01/05/06	KPMG LLP	7,000.00	Audit Fees	Administration
4982	01/05/06	MBIA-Municipal Investors Service	1,809.95	Advisory Services-Nov.2005	Administration
4990	01/17/06	National Time Systems Inc.	339.50	Half of Time Clock	Administration
5000	01/19/06	Comet Courier Corp.	19.89	Delivery Service	Administration
5002	01/19/06	International Data Depository	37.12	Delivery Service	Administration
5004	01/19/06	The Miami Herald	121.86	Subscription 1/10/06-1/02/07	Administration
5006	01/24/06	Bonde Kent	88.00	Reimb. Fees	Administration
			<u>432,536.80</u>		
TOTAL ADMINISTRATION			438,402.54		
4947	12/15/05	City of Miami Beach	6,210.00	Correction to Fiscal Year 05 Adm.Fee.(Interlocal)	Interlocal Agree. Adm. Fees
			<u>6,210.00</u>		
TOTAL INTERLOCAL AGREEMENT ADM. FEE			6,210.00		
4872	10/07/05	Neighborhood Maintenance Inc.	44,640.00	Cleanup and Maintenance-Beachwalk	Capital Maintenance
4962	12/21/05	City of Miami Beach	20,147.93	Maintenance-Bass Museum	Capital Maintenance
4962	12/21/05	City of Miami Beach	207,485.90	Maintenance-Beachwalk	Capital Maintenance
4962	12/21/05	City of Miami Beach	479,703.24	Maintenance-Lincoln Road (Prop Mgmt)	Capital Maintenance
4962	12/21/05	City of Miami Beach	328,560.62	Maintenance-Lincoln Road (SBST)	Capital Maintenance
			<u>1,080,537.69</u>		
TOTAL CAPITAL MAINTENANCE			1,080,537.69		
4877	10/07/05	Internal Intelligence Service	1,963.08	Security Service	Community Policing
4884	10/12/05	Internal Intelligence Service	11,491.20	Security Service	Community Policing
4887	10/14/05	City of Miami Beach	6,748.12	Reimb.CMB - Visa	Community Policing
4899	11/02/05	Positive Promotions	1,677.39	Halloween Safety Economy Value Pack	Community Policing
4900	11/04/05	Internal Intelligence Service	4,788.00	Security Service	Community Policing
4908	11/15/05	National Self-Defense Institute	1,925.00	Special Training	Community Policing
4913	11/16/05	City of Miami Beach	540.10	Reimb.CMB - Visa	Community Policing
4923	11/30/05	Florida Crime Prevention	5,250.00	Training 10/03/05-10/11/05	Community Policing
4924	11/30/05	Internal Intelligence Service	25,310.57	Security Service	Community Policing
4934	12/02/05	Internal Intelligence Service	13,238.82	Security Service	Community Policing
4942	12/09/05	Florida Graffiti Control Inc.	2,600.00	Graffiti Removal	Community Policing
4945	12/12/05	Internal Intelligence Service	13,146.05	Security Service	Community Policing
4953	12/15/05	Paul Acosta	268.00	Reimb. forTravel-Nat.Crime Prev.Council 05.	Community Policing
4956	12/19/05	Motorola Inc.	41,911.00	10 Astro Digital XTS3000	Community Policing
4962	12/21/05	City of Miami Beach	100,000.00	Reimb.Sanitation-Services.	Community Policing
4970	12/27/05	Safety Zone Specialists Inc.	3,556.90	Cones, Barricades & Signs	Community Policing
4973	12/27/05	City of Miami Beach	26,065.60	Internal Charges for com.-phones-FY 2005	Community Policing
4975	12/30/05	City of Miami Beach	121,030.55	Community Policing Pension FY 2005	Community Policing
4980	01/05/06	Internal Intelligence Service	6,487.74	Security Service	Community Policing
4988	01/10/06	Internal Intelligence Service	12,757.03	Security Service	Community Policing
4989	01/11/06	City of Miami Beach	1,804.64	Reimb. CMB for credit card payments	Community Policing
4993	01/17/06	Internal Intelligence Service	13,205.90	Security Service	Community Policing
5010	01/26/06	Rayside Truck & Trailer Inc.	4,604.00	Cargo Trailer for Barricades, Cones, etc.	Community Policing
5012	01/27/06	Internal Intelligence Service	6,242.36	Security Service	Community Policing
5017	01/31/06	Florida Crime Prevention	325.00	Reg. Javier Matias/ Crime Prevention	Community Policing
			<u>426,937.05</u>		
TOTAL COMMUNITY POLICING			426,937.05		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	12/01/05	Wachovia Bank	750,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	195,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	780,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	275,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/05	Wachovia Bank	253,388.13	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	483,779.13	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	26,055.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	445,220.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	11,445.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/05	Wachovia Bank	63,862.50	Debt Service Payment-Interest	Debt Service Payment
			<u>3,283,749.76</u>		
4888	10/14/05	City of Miami Beach	663.93	Reimb.CMB - Visa	Series 2005 Bond Issue Cost
Wire	10/19/05	Standards & Poor's	25,500.00	S&P Rating for new bond issue	Series 2005 Bond Issue Cost
4898	11/02/05	Moody's Investors Service	19,750.00	S&P Rating for new bond issue	Series 2005 Bond Issue Cost
4911	11/15/05	Wachovia Bank NA	1,250.00	Fees for 2005A&B Series	Series 2005 Bond Issue Cost
4925	11/30/05	Wachovia Bank NA	3,750.00	Fees for 2005A&B Series	Series 2005 Bond Issue Cost
4965	12/27/05	City of Miami Beach	31,500.00	Fees for 2005A Series	Series 2005 Bond Issue Cost
4965	12/27/05	City of Miami Beach	18,500.00	Fees for 2005B Series	Series 2005 Bond Issue Cost
			<u>100,913.93</u>		
TOTAL DEBT SERVICE			3,384,663.69		
Wire	12/03/05	Fiduciary Trust International	55,664.11	Accrued interest on investments purchased	Accrued Invest. Interest
			<u>55,664.11</u>		
TOTAL ACCRUED INVESTMENT INTEREST			55,664.11		
4889	10/19/05	Armor Security Inc.	9,380.42	Security Services	Anchor Garage Operations
4901	11/07/05	Internal Intelligence Service	9,525.13	Security Services	Anchor Garage Operations
4924	11/30/05	Internal Intelligence Service	1,301.74	Security Services	Anchor Garage Operations
4943	12/09/05	Internal Intelligence Service	3,716.70	Security Services	Anchor Garage Operations
4955	12/19/05	Internal Intelligence Service	3,821.42	Security Services	Anchor Garage Operations
4967	12/27/05	Internal Intelligence Service	3,830.40	Security Services	Anchor Garage Operations
4980	01/05/06	Internal Intelligence Service	1,915.20	Security Services	Anchor Garage Operations
4993	01/17/06	Internal Intelligence Service	1,804.48	Security Services	Anchor Garage Operations
			<u>35,295.49</u>		
4922	11/30/05	Best Maintenance & Janitorial	18,484.00	Janitorial Service	Anchor Garage Operations
4961	12/21/05	Best Maintenance & Janitorial	9,242.00	Janitorial Service	Anchor Garage Operations
4985	01/10/06	Best Maintenance & Janitorial	9,242.00	Janitorial Service	Anchor Garage Operations
			<u>36,968.00</u>		
4893	10/21/05	City of Miami Beach	5,140.56	Property Management Work	Anchor Garage Operations
4916	11/17/05	City of Miami Beach	1,612.82	Property Management Work	Anchor Garage Operations
4944	12/12/05	City of Miami Beach	183.62	Property Management Work	Anchor Garage Operations
4999	01/19/06	City of Miami Beach	7,815.10	Property Management Work	Anchor Garage Operations
			<u>14,752.10</u>		
4905	11/15/05	City of Miami Beach	1,096.78	Waste& Storm Water Impact Fee Oct.2005	Anchor Garage Operations
4932	12/02/05	City of Miami Beach	1,103.37	Waste& Storm Water Impact Fee Nov.2005	Anchor Garage Operations
4965	12/27/05	City of Miami Beach	1,195.32	Waste& Storm Water Impact Fee Dec.2005	Anchor Garage Operations
			<u>3,395.47</u>		
4952	12/15/05	Waste Management of Dade County	358.02	Waste Management Oct.-Nov. 2005	Anchor Garage Operations
4983	01/05/06	Waste Management of Dade County	179.01	Waste Management Dec. 2005	Anchor Garage Operations
4994	01/17/06	Waste Management of Dade County	179.01	Waste Management Jan. 2006	Anchor Garage Operations
			<u>716.04</u>		
4881	10/07/05	Aventura Limousine	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4882	10/07/05	Miami Gay & Lesbian Film Festival	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
4909	11/15/05	Roelof Degroot	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5014	01/27/06	Original Media	240.00	Return Parking Access Card Deposit	Anchor Garage Operations
5015	01/27/06	Hyun Jyong Lee	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
5016	01/27/06	Jose Figueras	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>310.00</u>		
4918	11/23/05	Miami-Dade Tax Collector	343,683.35	Property Taxes/Folio#02-3234-019-1090	Anchor Garage Operations
4919	11/23/05	BellSouth	125.18	Miscellaneous-Telephone Service	Anchor Garage Operations
4926	12/01/05	BellSouth	138.99	Miscellaneous-Telephone Service	Anchor Garage Operations
4964	12/27/05	BellSouth	124.25	Miscellaneous-Telephone Service	Anchor Garage Operations
			<u>344,071.77</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4875	10/07/05	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
4878	10/07/05	Miami Fire Equipment	106.35	Equipment Replacement	Anchor Garage Operations
4921	11/23/05	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
4927	12/01/05	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
4931	12/02/05	Brinks Inc.	866.00	Brinks Services(Oct.and Nov.2005)	Anchor Garage Operations
4933	12/02/05	Consolidated Parking Equipment	775.00	Maint-Access Control Equipment	Anchor Garage Operations
4940	12/07/05	City of Miami Beach	179.01	Reimb.CMB for credit card payments	Anchor Garage Operations
4966	12/27/05	Country Bills Lawn Maint. Inc.	342.00	Lawn Maintenance	Anchor Garage Operations
4971	12/27/05	Southland Printing Co.	1,956.00	Spitter Tickets	Anchor Garage Operations
4978	01/05/06	Aerwav Integration	750.00	Maint&Monitor 10/1/05-12/31/05	Anchor Garage Operations
4979	01/05/06	Brinks Inc.	433.00	Brinks Services	Anchor Garage Operations
4986	01/10/06	Consolidated Parking Equipment	407.48	Federal ADP parking equipment	Anchor Garage Operations
4987	01/10/06	Country Bills Lawn Maint. Inc.	190.00	Lawn Maintenance	Anchor Garage Operations
5005	01/20/06	Consolidated Parking Equipment	775.00	Federal ADP parking equipment	Anchor Garage Operations
5009	01/26/06	Miami Fire Equipment	179.60	Fire Code Inspection	Anchor Garage Operations
5013	01/27/06	City of Miami Beach	606.00	Annual Elevator Billings	Anchor Garage Operations
			<u>9,548.44</u>		
5011	01/26/06	Thyssenkrupp Elevator	3,541.94	Elevator Service(Nov.05- Jan. 06)	Anchor Garage Operations
			<u>3,541.94</u>		
4896	11/02/05	FPL	3,789.76	Electricity	Anchor Garage Operations
4907	11/15/05	FPL	3,322.03	Electricity	Anchor Garage Operations
4948	12/15/05	FPL	3,980.87	Electricity	Anchor Garage Operations
4992	01/17/06	FPL	5,229.08	Electricity	Anchor Garage Operations
			<u>16,321.74</u>		
4874	10/07/05	APCOA/ Standard Parking	22,027.59	Salary Reimbursements	Anchor Garage Operations
4936	12/06/05	APCOA/ Standard Parking	20,749.46	Salary Reimbursements	Anchor Garage Operations
4951	12/15/05	APCOA/ Standard Parking	7,674.13	Salary Reimbursements	Anchor Garage Operations
4954	12/19/05	APCOA/ Standard Parking	11,184.74	Salary Reimbursements	Anchor Garage Operations
4984	01/10/06	APCOA/ Standard Parking	10,700.74	Salary Reimbursements	Anchor Garage Operations
4991	01/17/06	APCOA/ Standard Parking	10,893.65	Salary Reimbursements	Anchor Garage Operations
			<u>83,230.31</u>		
Wire	10/19/05	Florida Department of Revenue	8,428.95	Sales Tax	Anchor Garage Operations
Wire	11/19/05	Florida Department of Revenue	9,952.25	Sales Tax	Anchor Garage Operations
Wire	12/19/05	Florida Department of Revenue	11,215.76	Sales Tax	Anchor Garage Operations
Wire	01/19/06	Florida Department of Revenue	11,239.20	Sales Tax	Anchor Garage Operations
			<u>40,836.16</u>		
TOTAL ANCHOR GARAGE OPER.			588,987.46		
4903	11/09/05	Miami Beach Community Development Corp	6,050.75	Monthly Fees - September 2005	Anchor Shops Oper.
4918	11/23/05	Miami-Dade Tax Collector	10,629.38	Property Taxes/Folio# 02-3234-019-1090	Anchor Shops Oper.
4929	12/02/05	Miami Beach Community Development Corp	3,735.50	Monthly Fees - October 2005	Anchor Shops Oper.
4950	12/15/05	Miami Beach Community Development Corp	3,717.24	Monthly Fees- November 2005	Anchor Shops Oper.
5001	01/19/06	Cushman & wakefield of Florida	4,792.84	Third/Final Payment(Training Camp S. Beach 06)	Anchor Shops Oper.
5003	01/19/06	Miami Beach Community Development Corp	3,946.73	Monthly Fees - December 2005	Anchor Shops Oper.
5008	01/26/06	FHP Tectonics Corp.	5,577.07	Anchor Garage/Shops Fencing	Anchor Shops Oper.
			<u>38,449.51</u>		
4974	12/27/05	Comet Courier Corp.	15.09	Miscellaneous	Anchor Shops Oper.
			<u>15.09</u>		
Wire	10/19/05	Florida Department of Revenue	4,041.61	Sales Tax	Anchor Shops Oper.
Wire	11/19/05	Florida Department of Revenue	2,753.11	Sales Tax	Anchor Shops Oper.
Wire	12/19/05	Florida Department of Revenue	3,602.02	Sales Tax	Anchor Shops Oper.
Wire	01/16/06	Florida Department of Revenue	3,089.58	Sales Tax	Anchor Shops Oper.
			<u>13,486.32</u>		
TOTAL ANCHOR SHOPS OPER.			51,950.92		
4885	10/12/05	Pass International Inc.	55,598.03	Construction work-Library Demolition	Collins Park Cultural Center
4890	10/19/05	Pass International Inc.	10,561.68	Construction work-Library Demolition	Collins Park Cultural Center
4892	10/21/05	McHarry & Associates Inc	12,653.72	Professional Services-Collins Park & Rotunda	Collins Park Cultural Center
4960	12/19/05	URS Construction Services	12,760.78	Library-Program Management	Collins Park Cultural Center
4963	12/19/05	Pass International Inc.	55,909.46	Construction work-Library Demolition	Collins Park Cultural Center
4968	12/27/05	McHarry & Associates Inc	88,848.00	Professional Services-Collins Park & Rotunda	Collins Park Cultural Center
			<u>236,331.67</u>		
TOTAL COLLINS PARK CULTURAL CENTER			236,331.67		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2006 (through January 31, 2006)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4949	12/15/05	McCartney Construction Co	114,107.57	Construction Costs	Colony Theater Restoration
			<u>114,107.57</u>		
4876	10/07/05	Interamerica Stage Inc.	14,191.38	Professional Services	Colony Theater Restoration
4880	10/07/05	R.J. Heisentbottle Architects	9,015.46	Professional Services	Colony Theater Restoration
4891	10/20/05	McCartney Construction CO.	159,546.81	Construction Services	Colony Theater Restoration
4912	11/16/05	McCartney Construction CO.	142,152.20	Professional Services	Colony Theater Restoration
4969	12/27/05	R.J. Heisentbottle Architects	14,649.73	Professional Services	Colony Theater Restoration
			<u>339,555.58</u>		
TOTAL COLONY THEATER RESTORATION			453,663.15		
4879	10/07/05	National Construction Rentals	25.00	Construction Fence Rental	Beachwalk Project
4887	10/14/05	City of Miami Beach	450.00	Reimb. CMB for Visa (Miami Cordage)	Beachwalk Project
4906	11/15/05	Forms & Surfaces	11,586.57	Turtle Sensitive Shields	Beachwalk Project
4935	12/05/05	CW Construction	121,770.00	Construction Serv.for 18th St. End.	Beachwalk Project
4946	12/12/05	National Construction Rentals	25.00	Construction Fence Rental	Beachwalk Project
			<u>133,856.57</u>		
4886	10/12/05	R.L. Saum Construction CO	17,155.60	Professional Services	Beachwalk Project
4894	10/21/05	Coastal Systems International	933.80	Professional Services	Beachwalk Project
4928	12/02/05	Coastal Systems International	10,032.53	Professional Services	Beachwalk Project
4977	01/05/06	Coastal Systems International	1,307.46	Professional Services	Beachwalk Project
			<u>29,429.39</u>		
TOTAL BEACHWALK PROJECT			163,285.96		
4895	11/01/05	Tran Construction Inc.	6,318.74	Construction services	Beachfront Restrooms
4959	12/19/05	Tran Construction Inc.	19,344.25	Construction services	Beachfront Restrooms
4995	01/17/06	Tran Construction Inc.	17,301.87	Construction services	Beachfront Restrooms
			<u>42,964.86</u>		
TOTAL BEACHFRONT RESTROOMS			42,964.86		
4883	10/10/05	Hazen and Sawyer PC	13,541.62	Professional Service	Conv.Ctr. Storm Water Impro
4939	12/06/05	Hazen and Sawyer PC	4,520.80	Professional Services	Conv.Ctr.Storm Water Improv
4997	01/18/06	Hazen and Sawyer PC	5,309.39	Professional Services	Conv.Ctr.Storm Water Improv
			<u>23,371.81</u>		
TOTAL CONV. CTR. STORM WATER IMPROV			23,371.81		
4871	10/05/05	Ric-Man International Inc.	47,772.33	ROW Infrastructure Improvements	Washington Ave. Streetscape
4914	11/16/05	Ric-Man International Inc.	566,488.97	ROW Infrastructure Improvements	Washington Ave. Streetscape
			<u>614,261.30</u>		
TOTAL WASHINGTON AVE. STREETScape			614,261.30		
4920	11/23/05	Chen & Associates	55,928.36	Professional Services	R.O.W.
4941	12/09/05	Chen & Associates	68,629.64	Professional Services	R.O.W.
4972	12/27/05	Chen & Associates	52,988.70	Professional Services	R.O.W.
			<u>177,546.70</u>		
TOTAL R.O.W. - CONV. CENTER STSCPE			177,546.70		
4904	11/09/05	Tew Cardenas LLP	13,481.59	Prof.Services/ Miami City Ballet	Miami City Ballet
4915	11/17/05	Tew Cardenas LLP	992.90	Prof.Services/ Miami City Ballet	Miami City Ballet
4957	12/19/05	Tew Cardenas LLP	599.14	Prof.Services/Miami City Ballet	Miami City Ballet
			<u>15,073.63</u>		
TOTAL MIAMI CITY BALLET			15,073.63		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4958	12/19/05	Widell Inc	363,079.71	Construction Services	Wtr & Wastewtr Pump Station
4996	01/18/06	Camp Dresser & McKee Inc.	17,023.83	Professional Services	Wtr & Wastewtr Pump Station
5007	01/24/06	Widell Inc	609,732.98	Construction Services	Wtr & Wastewtr Pump Station
			<u>989,836.52</u>		
TOTAL WTR & WASTEWTR PUMP STATION			989,836.52		
4938	12/06/05	Gablesigns and Graphic, Inc.	1,517.12	Ped 6-Historic Marker	Wayfinding Project
			<u>1,517.12</u>		
TOTAL WAYFINDING PROJECT			1,517.12		
REPORT TOTAL			<u>\$ 8,751,206.18</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 02/28/06

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The Project achieved substantial completion in March 2005, which gives the Contractor 105 days to address remaining punch list items. To-date, the contractor has not finalized the required as-built plans and as a result a certificate of final completion has not been issued.

The missing section in front of the Richmond that was held up by litigation filed by the Hotel's owners, was cleared to proceed. Plans for this piece were updated by Coastal Systems International prior to being permitted by DEP. Construction of the walkway path has been completed and it is anticipated that the landscaping was completed by February 2006.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. The design contract for Coastal Systems International was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Plans call for extending and reconstructing both street-ends to match the Beachwalk motif. The street-end cul-de-sacs will be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will involve demolition and reconstruction of the public right-of-way with new curbing, paver block side-walks, asphalt pavement, striping and signage. Construction Drawings and specifications were updated to reflect FDOT improvements and tie-ins on Collins Avenue. Construction of both streetends is complete.

Project

Status - as of 02/28/06

17th & 18th Street-end Project, continued

The Street-end Project was bid as part of the Beachwalk Project and commenced with 17th Street in August, 2004. Due to certain event-related conflicts involving area hotels, construction for the 18th streetend was delayed until October 2005, and has just been completed in December 2005.

Total Project Cost (est): \$750,000

Total CRA participation: \$750,000 - Construction

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in October 2004. A final Certificate of Occupancy was issued in November 2004, and the facility was turned over to the Miami Dade County Library System on December 6, 2004. The grand opening was held on April 1, 2005. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process resulted in the selection of MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004. The A/E agreement has been executed and a Notice to Proceed for Planning Services was issued on November 17, 2004. A visioning session was held on December 15, 2004 and MC Harry & Associates is preparing two design concepts. The scope of the project was amended to include streetscape on 21st Street from Park Ave. to Washington Ave. and 22nd Street from Park Ave. to Washington Court. A Community Design Workshop was held on April 21, 2005. At that meeting consensus was reached on one of the design concepts presented. The consultant prepared the Basis of Design Report (BODR). The BODR was presented to and approved by the City Commission at their October 19, 2005 meeting. The consultant has begun the Design Phase of the project and has delivered 30% completion drawings. The drawings are currently under Departmental review. The old library has been demolished and the site has been temporarily restored.

Total Project Cost: \$18.4 Million – includes land acquisition, completed and proposed streetscape, park and surrounding infrastructure improvements.

Total CRA participation: \$15.3 Million.

Project

Status - as of 02/28/06

Colony Theater Project

The Colony Theatre is nearing completion. All of the major construction is complete in the new and renovated portions. All installations such as electrical, mechanical and audio visual have been completed. All stage rigging is complete and has been tested. A temporary certificate of occupancy was granted by the Building Department. A certificate of substantial completion was issued by the consultant of record on January 17, 2006 as well. Punch lists have been prepared by the A/E and project managers. Some additional change orders have been submitted by the construction manager and are being evaluated. Final completion is expected by early March 2006.

Total Project Cost: \$7.7 Million

Total CRA participation: \$5.5 Million - Construction

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On September 8, 2004, the City Commission endorsed one of three concept plan proposals, placing the facility on the west surface lot, with the main entrance/drop off located on Drexel Avenue and the garage facing Pennsylvania Avenue. The proposal calls for creative realignment of Drexel Avenue that allows it to stay open to traffic.

Project

Status - as of 02/28/06

New World Symphony, continued

Pursuant to the direction of the City Commission on September 8, 2004 and consistent with the Planning Board's August 24, 2004 recommendation that the entire two (2) blocks, including the Park, be designed as an integrated site, Gehry Partners LLP was asked to submit a proposal and cost estimate to undertake design services for the proposed Park. The proposal was submitted for review by the Finance and Citywide Projects Committee at its meeting on October 26, 2004.

The Committee recommended in favor of amending the Development Agreement between the City and NWS to expand the NWS' scope to include the design and development of the Zone 1, comprising the park, Drexel Avenue between North Lincoln Lane and 17th Street and improvements adjacent to the new garage, at the Owner's cost and expense, not to exceed \$10,000,000; Zone 2, comprising the Theater of the Performing Arts entry landscaping at the Owner's cost and expense, not to exceed \$1,150,000; and Zone 3, comprising North Lincoln Lane improvements, at the Owner's cost and expense, not to exceed \$500,000.

On January 9, 2006, in accordance with the timeline specified in the Development Agreement, NWS submitted the preliminary plans and specifications for review and comment by the Administration. To the extent that the plans do not deviate from the concept that was approved by the City Commission on September 8, 2004, the City Manager is required to grant approval for NWS to proceed with design development.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, the architectural firm of Perkins and Will has been contracted to undertake the programming and design of the City Hall Expansion Lot parking facility. On December 17, 2004, the Architect conducted an internal visioning session with the Administration, sharing initial concept plans and obtaining input to further the Project's design.

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million
Total CRA participation: TBD

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004. A project Kick Off meeting and Site Visit were held in November 2004. The Visioning Session was held in April 2005.

Status - as of 02/28/06

**City Center Right-of-Way Improvement
Project, continued**

The first and second CDW were held on May 24, 2005, and on June 30, 2005, respectively. The BODR was presented and approved by the Commission on October 19, 2005, and as an informational item at the December 2005 meeting of the Historic Preservation Board.

The Project design is underway and the 30% plans submittal is anticipated in April 2006. The estimated budget for the project is \$21.1 million, comprised of \$2.1 million in soft costs and \$19 million in hard construction costs.

Total Project Costs: \$21.1 Million

Total CRA participation: \$21.1 Million

Botanical Garden Improvements

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements. In July 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. A first design workshop was held in May 2004 and a second was held on September 21, 2004. CIP staff met with EDAW in November and December 2004 to further refine a preferred concept which will be presented at a final design workshop. An additional meeting was held with EDAW on February 15, 2005 and a tentative final concept plan agreed on. The next step will be to schedule the final design workshop and finalize the master plan. A grant in the amount of \$17,500 has been awarded from the Miami-Dade Department of Cultural Affairs toward a new irrigation system.

Total Project Cost: \$1.5 million

Total CRA participation: None - TBD

Condensed Title:

A Resolution authorizing execution of Quit Claim Deeds, transferring title to A) Condominium No CU-2 of the Courts at South Beach, located at 131 Alton Road and B) the surface parking lot, located at 224 23 Street to the City of Miami Beach.

Key Intended Outcome Supported:

Improve the City's overall financial health and maintain overall bond rating.

Issue:

Shall the RDA transfer title to the above-referenced properties to the City of Miami Beach?

Item Summary/Recommendation:

The RDA currently hold title to two parcels of property; the first, a municipal surface parking lot located at 224 23rd Street, adjacent to the new Regional Library Facility and the second, comprising a 5,000 square foot condominium space in the Courts Project, which houses the new South Shore Branch Library.

Since the surface parking lot is the only remaining parcel that was acquired as part of the Collins Park Cultural Campus development initiative that is not deeded to the City, the Administration recommends transferring title to the City. The Administration also recommends transferring title to the Courts condominium space. With the termination of the South Pointe Redevelopment Area on September 30, 2005, the City Attorney has recommended transferring ownership of any property titled to the RDA in the area, as well as any surviving contractual obligations involving the RDA to the City. The only property deeded to the RDA in the South Pointe Area is the condominium space.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:	Amount	Account	Approved
1			
2			
3			
4			
Total			

OBPI

Financial Impact Summary: N/A

City Clerk's Office Legislative Tracking:

Kent O. Bonde

Sign-Offs:

Redevelopment Coordinator	Assistant Director	Executive Director
		

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MIAMIBEACH

AGENDA ITEM 2A
DATE 3-8-06



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairman and Members of the Board

FROM: Executive Director Jorge M. Gonzalez

DATE: March 8, 2006

SUBJECT: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE QUIT CLAIM DEEDS TRANSFERRING TITLE TO A) CONDOMINIUM NO. CU-2, OF THE COURTS AT SOUTH BEACH, LOCATED AT 131 ALTON ROAD AND B) THE SURFACE PARKING LOT, LOCATED AT 224 23 STREET, TO THE CITY OF MIAMI BEACH.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

On July 16, 1997, the Chairman and Members of the Miami Beach Redevelopment Agency (RDA), adopted Resolution 280-97 authorizing acquisition of certain parcels in order to accommodate the development of the Collins Park Cultural Campus, including the new Regional Library Facility, located 245 22 Street, which parcels also include the municipal surface parking lot, located at 224 23 Street. Additionally, on February 26, 2003, the RDA Board adopted Resolution 444-2003, authorizing the RDA to exercise its option to purchase the 5,000 square foot space within The Courts Condominium Project, located at 131 Alton Road and to contribute the facility to the City of Miami Beach to house the South Shore Branch Library.

In the case of the parcels comprising the Regional Library and the adjoining municipal surface lot, only the surface lot located at 224 23rd Street is titled to the RDA. The remaining parcels were titled to the City upon acquisition. Since the surface lot is operated and maintained by the City's Parking System, the Administration recommends transferring title to this property to the City.

The Administration also recommends transferring title to the RDA's condominium space in the Courts Project. With the termination of the South Pointe Redevelopment Area on September 30, 2005, the City Attorney has recommended transferring ownership of any property titled to the RDA in the area, as well as any surviving contractual obligations involving the RDA to the City. The only property deeded to the RDA in the South Pointe area is the Courts condominium space.

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE QUIT CLAIM DEEDS FROM THE RDA, AS GRANTOR, TO THE CITY OF MIAMI BEACH, AS GRANTEE, FOR THE FOLLOWING RDA-OWNED PROPERTIES: A) CONDOMINIUM NO. CU-2, OF THE COURTS AT SOUTH BEACH, LOCATED AT 131 ALTON ROAD, THE SOUTH SHORE BRANCH LIBRARY; AND B) THE MUNICIPAL SURFACE PARKING LOT, LOCATED AT 224 23rd STREET.

WHEREAS, on July 16, 1997, the Chairman and Members of the Miami Beach Redevelopment Agency (RDA) adopted Resolution No. 280-97, authorizing acquisition of certain parcels by purchase, donation or eminent domain, in order to accommodate the development of the Collins Park Cultural Campus, including the new Regional Library Facility, located at 245 22nd Street, which parcels also include a municipal surface parking lot, located at 224 23rd Street; and

WHEREAS, on February 26, 2003, the Chairman and Members adopted Resolution No. 444-2003, authorizing the RDA to exercise its option to purchase the 5,000 square foot commercial space within "The Courts" Condominium Project (f/k/a The Cobb Project), located at 131 Alton Road, to house the South Shore Branch Library; and

WHEREAS, 224 23rd Street and 131 Alton Road, respectively (hereinafter referred to as "the Properties") were originally deeded to, and are currently owned by, the RDA; and

WHEREAS, in order to insure uniformity and continuity of title, the Administration recommends now transferring title to the Properties from the RDA to the City of Miami Beach.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members hereby authorize the Chairman and Secretary to execute Quit Claim Deeds from the RDA, as grantor, to the City of Miami Beach, Florida, as grantee, for the following properties: A) Condominium No. CU-2 of the Courts at South Beach, located at 131 Alton Road (the South Shore Branch Library); and B) the surface parking lot located at 224 23rd Street.

PASSED AND ADOPTED this the _____ day of _____, 2006.

ATTEST:

CHAIRMAN

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

SECRETARY

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Redevelopment Agency
General Counsel
2-23-06
Date

Condensed Title:

A Resolution approving the one (1) year renewal option to the Management and Leasing Agreement with Miami Beach Community Development Corporation (MBCDC), in association with Felenstein, Konniver Stern Realty Group (FKS), for the management and leasing of the retail component of the Anchor Shops and Parking Garage in accordance with Section 9.1 of the Agreement.

Key Intended Outcome Supported:

Ensure well maintained facilities and increase level of satisfaction with City services

Issue:

Shall the RDA approve a one (1) year renewal of the Management Agreement with MBCDC and FKS?

Item Summary/Recommendation:

On May 30, 2003, the RDA Board approved a Management and Leasing Agreement with the Miami Beach Development Corporation (MBCDC), in association with Felenstein, Koniver, Stern Realty Group (FKS), as the successful proposer pursuant to RFP No. 05-02/03, for the management and leasing of the retail component of the Anchor Shops and Parking Garage.

The initial term of the Agreement was for a period of three (3) years, commencing on May 1, 2003 and expiring on April 30, 2006. The Agreement provides for a one (1) year renewal option, which may be exercised upon expiration of the initial term, at the sole discretion of the RDA.

As the incumbent management firm at the Anchor Shops, MBCDC not only has a solid relation with its tenants, but has also been instrumental in various initiatives aimed at promoting the facility as well improving the area's image. Exercising the renewal provision shall ensure that the Property Manager will continue in its role to maintain the Anchor Shops in a manner consistent with a first class retail establishment. As such, the Administration recommends exercising the one (1) year renewal option provided for in the Agreement, commencing on May 1, 2006 and expiring on April 30, 2007

Advisory Board Recommendation:

N/A

Financial Information:


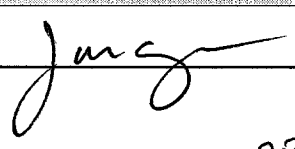
Source of Funds:	Amount	Account	Approved
1	\$50,000	Funds are available from Anchor Shops Account No. 465-1995-000349	
2			
3			
4			
Total	\$50,000		

Financial Impact Summary: N/A

City Clerk's Office Legislative Tracking:

Kent O. Bonde

Sign-Offs:

Redevelopment Coordinator	Assistant Director	Executive Director
		

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MIAMI BEACH

AGENDA ITEM 23
DATE 3-8-06

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) APPROVING THE ONE (1) YEAR RENEWAL OPTION TO THE MANAGEMENT AND LEASING AGREEMENT WITH THE MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION (MBCDC), IN ASSOCIATION WITH FELENSTEIN KONIVER STERN REALTY GROUP (FKS), FOR THE MANAGEMENT AND LEASING OF THE RETAIL COMPONENT OF THE ANCHOR SHOPS AND PARKING GARAGE, IN ACCORDANCE WITH SECTION 9.1 OF THE AGREEMENT; SAID RENEWAL TERM COMMENCING ON MAY 1, 2006, AND ENDING ON APRIL 30, 2007.

WHEREAS, on May 30, 2003, the Chairman and Members of the Miami Beach Redevelopment Agency (RDA) approved a Management and Leasing Agreement with the Miami Beach Development Corporation (MBCDC), in association with Felenstein Koniver Stern Realty Group (FKS), as the successful proposer pursuant to RFP No. 05-02/03, for the management and leasing of the retail component of the Anchor Shops and Parking Garage Agreement (the Agreement); and

WHEREAS, the initial term of the Agreement was for a period of three (3) years, commencing on May 1, 2003 and expiring on April 30, 2006; and

WHEREAS, the Agreement provides for a one (1) year renewal option, which may be exercised upon expiration of the initial term, at the sole discretion of the RDA; and

WHEREAS, as the incumbent management firm at the Anchor Shops, MBCDC not only has a solid relation with its tenants, but has also been instrumental in various initiatives aimed at promoting the facility, as well improving the area's image; and

WHEREAS, exercising the renewal provision shall ensure that the MBCDC will continue in its role to maintain the Anchor Shops in a manner consistent with a first class retail establishment.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairman and Members hereby approve the one (1) year renewal option to the Management and Leasing Agreement with the Miami Beach Community Development Corporation (MBCDC), in association with Felenstein Koniver Stern Realty Group (FKS), for the management and leasing of the retail component of the Anchor Shops and Parking Garage, in accordance with Section 9.1 of the Agreement; said renewal term commencing on May 1, 2006, and expiring on April 30, 2007.

PASSED AND ADOPTED this the _____ day of _____, 2006.

ATTEST:

CHAIRMAN

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

SECRETARY

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 2-23-06

Redevelopment Agency
General Counsel Date



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

REDEVELOPMENT AGENCY MEMORANDUM

TO: Chairman and Members of the Board

FROM: Executive Director Jorge M. Gonzalez

DATE: March 8, 2006

SUBJECT: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, APPROVING THE ONE (1) YEAR RENEWAL OPTION TO THE MANAGEMENT AND LEASING AGREEMENT WITH THE MIAMI BEACH COMMUNITY DEVELOPMENT CORPORATION (MBCDC), IN ASSOCIATION WITH FELENSTEIN KONIVER STERN REALTY GROUP (FKS), FOR THE MANAGEMENT AND LEASING OF THE RETAIL COMPONENT OF THE ANCHOR SHOPS AND PARKING GARAGE, IN ACCORDANCE WITH SECTION 9.1 OF THE AGREEMENT.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

On May 30, 2003, the RDA Board approved a Management and Leasing Agreement with the Miami Beach Development Corporation (MBCDC), in association with Felenstein Koniver Stern Realty Group (FKS), as the successful proposer pursuant to RFP No. 05-02/03, for the management and leasing of the retail component of the Anchor Shops and Parking Garage.

The initial term of the Agreement was for a period of three (3) years, commencing on May 1, 2003 and expiring on April 30, 2006. The Agreement provides for a one (1) year renewal option, which may be exercised upon expiration of the initial term, at the sole discretion of the RDA.

Pursuant to the Agreement, MBCDC receives a fee equivalent to four (4) percent of annual lease revenues, which based upon last year's operating results, totaled approximately \$26,000 in FY 04/05. The fee partially funds three management/administrative positions and one maintenance position.

Direct costs associated with the upkeep and maintenance of the Anchor Shops are paid on a reimbursable basis. These costs include, but are not limited to, operating supplies including cleaning materials, light bulbs and other consumable and expendable items; minor (non-structural) repair and maintenance costs; accounting and professional service contracts; and, other costs and expenses, pre-approved by the RDA, necessary for the operation of the Facility. Pursuant to the attached operating statement for FY 04/05 for the Anchor Shops, actual reimbursable expenses totaled \$23,200 for the year. It should be

noted that despite additional costs associated with hurricane preparedness, reimbursable expenses came in approximately \$5,600 below budget for the same period. As such, the combined fees and reimbursable expenses for FY 06/07 are not anticipated to exceed \$50,000.

It should be noted that Agreement also provides for a leasing commission, which is competitive by industry standards. However, since the Anchor Shops are 100% leased, with the shortest remaining lease term, exceeding the one-year renewal term of the Agreement, the RDA does not anticipate having to pay leasing commissions at this time. To the extent that any of the retail spaces become vacant during the remaining term of the Management Agreement, the RDA shall pay a leasing commission based on the following:

An amount equal to the aggregate of the following percentages of the minimum rent paid by the tenant to the RDA during the following years of the term of the lease:

Six (6%) percent of the Minimum Rent for years one (1) through five (5) of the term of the lease; and

Four (4%) percent of the Minimum Rent for years six (6) through ten (10) of the term of the lease; and

Three (3%) percent of the Minimum Rent for the remaining years of the term of the lease.

The term "Minimum Rent" excludes additional rent or other charges of any type or nature whatsoever paid or payable by the tenant under the Lease, including amounts payable on account of increases in real estate taxes, operating expenses, any escalations, utility payments or other charges for any services. No leasing commissions are paid for renewals, relocations, expansions, assignments or transfers of lease.

As the Property Manager for the Anchor Shops, MBCDC's scope of services includes, but is not limited to:

- ◆ Procuring and negotiating leases for available space as well as for space that becomes available upon expiration and/or termination of exiting leases;
- ◆ Collecting and remitting lease revenues;
- ◆ Providing a means of communication for retail tenants to address and/or resolve matters pertaining to their respective leases, such as, but not limited to, maintenance or repair concerns;
- ◆ Providing timely response to tenant issues and concerns;
- ◆ Conducting daily on-site inspections to ensure that tenant spaces and common area spaces are maintained to a standard consistent with a first class retail center;

- ◆ Coordinating with the City's Property Management Division on maintenance issues affecting the facility.
- ◆ Communicating and coordinating with tenants to secure their respective spaces, in the event of a hurricane and/or any other citywide emergency;
- ◆ Coordinating and facilitating any tenant improvements involving new and/or existing leases;
- ◆ Coordinating marketing and advertising efforts at tenant's expense;
- ◆ Maintaining a system of accounting, bookkeeping and reporting that will accurately reflect all income received and disbursements made in connection with the operation and maintenance of the Anchor Shops;
- ◆ Affecting a good neighbor policy through involvement and coordination with local area residents, businesses and business organizations.

The Property Manager's primary role shall continue to maintain the Anchor Shops in a manner consistent with a first class retail establishment. Daily on-site visits will serve to ensure that all common areas and sidewalks are kept clean and free of any unsightly conditions such as graffiti. The Property Manager will coordinate with the City's Parking Department and the City's Property Management Division to identify and track items in need of replacement and/or repair. Since the tenants are responsible for maintaining their own space, the Property Manager will enforce that this is done as well as provide assistance, as needed, to facilitate and/or expedite repairs. Additionally, any space which becomes vacant will fall under the responsibility of the Property Manager to maintain and show to prospective new tenants.

As the incumbent management firm at the Anchor Shops, MBCDC not only has a solid relation with its tenants, but has also been instrumental in various initiatives aimed at promoting the facility as well improving area's image. As such, the Administration recommends exercising the one (1) year renewal option provided for in the Agreement, commencing on May 1, 2006 and expiring on April 30, 2007.

JMG/TH/KOB
Attachment

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**ANCHOR SHOPS AND PARKING (16TH STREET PARKING GARAGE)
RETAIL LEASING AND MANAGEMENT AGREEMENT
ACTUAL OPERATING RESULTS FY 2004/05**

	Oct-04	Nov-04	Dec-04	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Year-to-Date	% of Revenues
Lease Revenue:														
Liquor Lounge Café	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$7,534.62	\$90,415.44	14.7%
Absolutely Suitable	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$9,138.39	\$109,660.68	17.8%
Cadillac, Inc./Paradizzo-Biker's Image	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$16,996.95	\$203,963.40	33.2%
Vacation Store	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$1,607.23	\$19,286.76	3.1%
Abkey, Inc./Fuddruggers	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$11,368.94	\$138,525.13	22.5%
Adolfo Dominguez, SA	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$78,086.98	12.9%
ArtConnection Int'l	\$0.00	\$1,928.68	\$964.34	\$15,436.34	\$6,831.33	\$6,831.33	\$6,831.33	\$6,831.33	\$6,831.33	\$6,831.33	\$6,831.33	\$6,831.33	\$20,251.14	3.3%
Total Revenue	\$49,648.13	\$51,574.81	\$51,395.36	\$64,011.15	\$55,406.14	\$56,719.10	\$55,406.14	\$55,406.14	\$55,406.14	\$55,406.14	\$55,406.14	\$55,406.14	\$661,189.53	na
Less: State Sales Tax	\$3,475.23	\$3,610.24	\$3,597.68	\$4,480.78	\$3,878.43	\$3,970.34	\$3,878.43	\$3,878.43	\$3,878.43	\$3,878.43	\$3,878.43	\$3,878.43	\$46,283.27	7.5%
Total Revenue After State Sales Tax	\$46,172.90	\$47,964.57	\$47,797.68	\$59,530.37	\$51,527.71	\$52,748.76	\$51,527.71	\$51,527.71	\$51,527.71	\$51,527.71	\$51,527.71	\$51,527.71	\$614,906.26	100.0%
Operating Expenses:														
Management Fee	\$2,169.82	\$2,169.82	\$2,055.81	\$2,169.82	\$2,169.82	\$2,169.82	\$2,169.82	\$2,169.82	\$2,169.82	\$2,169.82	\$2,169.82	\$2,169.82	\$25,923.83	4.2%
Janitorial Fee	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$9,600.00	1.6%
Administration Fees	\$181.13	\$108.36	\$118.79	\$98.81	\$94.71	\$85.73	\$85.29	\$154.82	\$83.61	\$68.47	\$407.30	\$407.30	\$1,841.32	0.3%
Repairs and General Maintenance	\$1,208.73	\$722.41	\$778.60	\$445.43	\$631.37	\$444.88	\$568.60	\$1,032.15	\$557.39	-	\$2,715.32	\$2,673.03	\$11,778.51	1.9%
Professional & Related	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	0.0%
Advertising & Promotion	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	0.0%
Leasing Commissions	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	0.0%
Miscellaneous	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	0.0%
Total All Operating Expenses:	\$4,355.68	\$3,800.59	\$3,751.20	\$3,482.06	\$3,695.90	\$3,481.43	\$3,823.71	\$4,156.79	\$3,610.82	\$3,038.29	\$6,092.44	\$6,050.75	\$44,783.98	7.3%
Net Profit (Loss) From Retail Operations:	\$41,817.22	\$44,163.98	\$44,046.48	\$56,048.31	\$47,831.81	\$49,267.33	\$47,904.00	\$47,370.92	\$47,916.89	\$48,485.42	\$45,435.27	\$45,476.96	\$565,762.60	92.0%

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